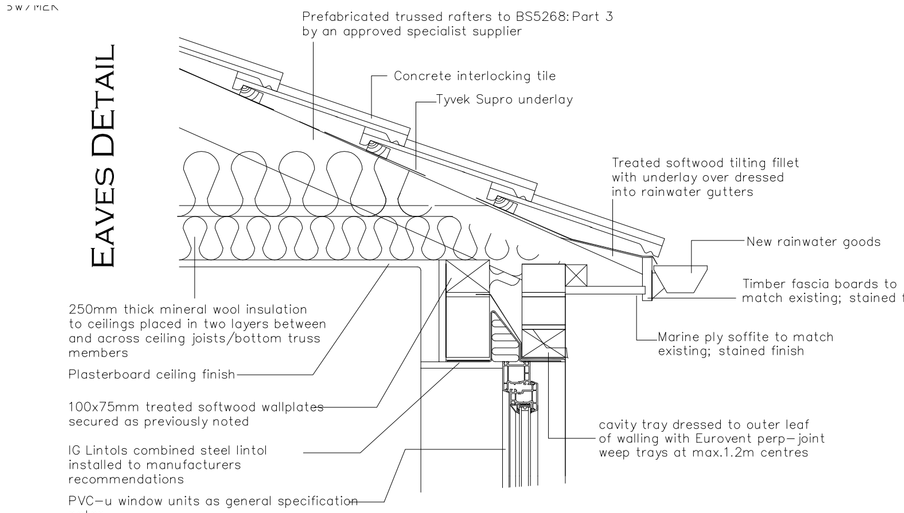
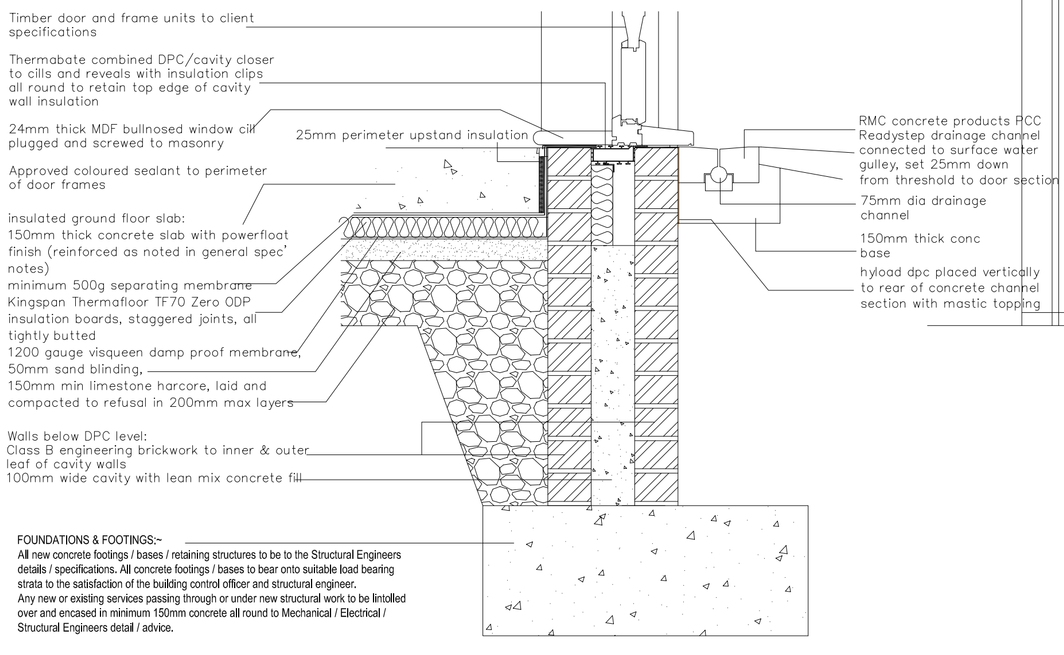
USE OF THESE DRAWINGS:

NB: The requirements of the local authority Building Control officer shall override the details contained within these notes, and within the drawings. No claims for additional works shall be entertained as a result of complying with the requirements thereof. All materials as specified within this text and within the drawings are deemed to include all "equivalent products". At the discretion of the architect/contract administrator, any materials specified therein may be substituted with an equivalent product provided that the alternative product meets the requirements of both the client, and the local authority, and is deemed to be "fit for purpose". These drawings have been prepared for the purposes of obtaining Building Regulations approval only. If these drawings are being used for the purposes of quotation/tender preparation, the attention of the contractor is drawn to this point, and he shall be advised to make all necessary enquiries/site inspections as to allow him to formalise his quotation/tender. In the absence of a written specification expanding on these drawings, the contractor shall be deemed to have included for all necessary additional/ancillary works in connection with the development as ascertained from a detailed site inspection. No claims for additional works, or variations shall be entertained where the contractor has failed to make due allowances when pricing the works unless expressly qualified at the date of quotation/tender submission.
All structural details (steel beams and the like) are deemed to be indicative only in these drawings, and are shown as a representation only. The details contained within the structural engineers details and calculations shall take preference in all cases.
CDM REGULATIONS:
The clients attention is drawn to the requirement under the Construction (Design & Management) Regulations 1994 to appoint competent Planning Supervisors, and to ensure that the Principal Contractor, under Regulation 7 of the Act shall notify the Health & Safety Executive (HSE) of the works in progress using the appropriate notification documentation prior to commencement on site. For these works the architect shall be responsible for ensuring compliance with the designers requirements under the provisions of the Act. In all cases where demolitions are involved, the full text and requirements of the Act shall apply. The contractor shall be responsible for ensuring that the additional requirements of the full body of the Act are complied with in all cases in respect of his liabilities. The contractor is advised to make himself aware of those liabilities and should seek advice as and where required.

Eaves Detail

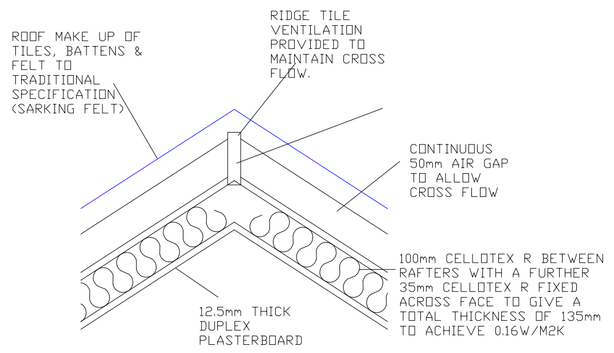


Threshold Detail to Main Entrance Door (F04)

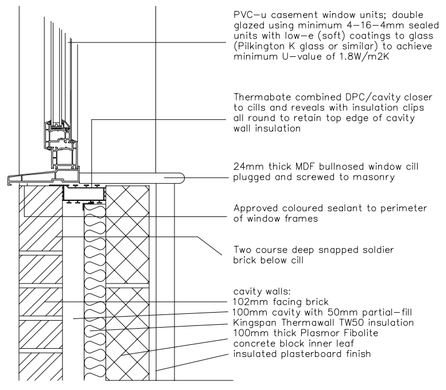


FOUNDATIONS & FOOTINGS:-
All new concrete footings / bases / retaining structures to be to the Structural Engineers details / specifications. All concrete footings / bases to bear onto suitable load bearing strata to the satisfaction of the building control officer and structural engineer.
Any new or existing services passing through or under new structural work to be lintolled over and encased in minimum 150mm concrete all round to Mechanical / Electrical / Structural Engineers detail / advice.

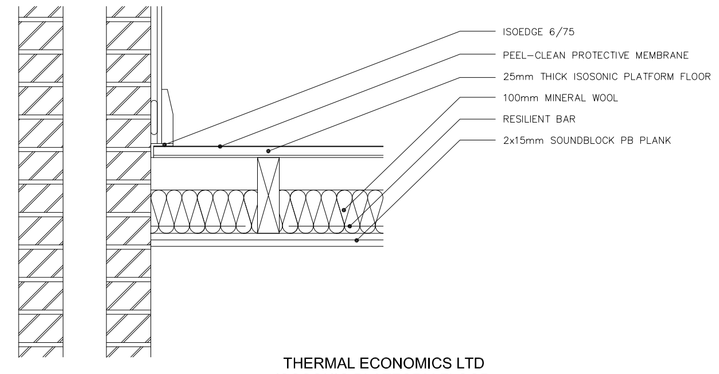
Roof Make Up Detail



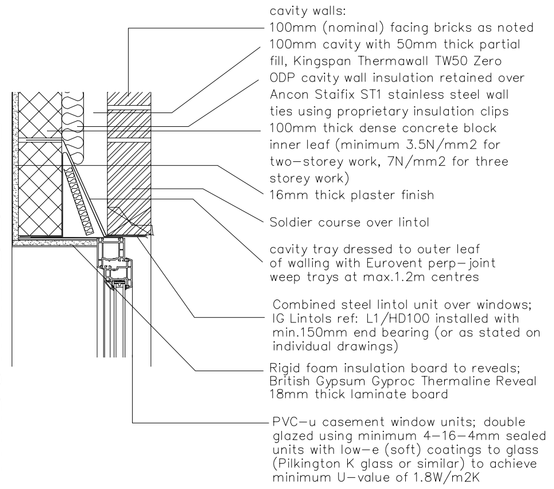
Window Cill Detail



Thermal Economics Ltd Isosonic Platform Floor



Window Head Detail



SAFETY GLASS:-

SAFETY GLASS IS TO BE IN ALL CRITICAL LOCATIONS BETWEEN FLOOR LEVEL AND 800mm ABOVE THAT LEVEL TO WINDOWS AND BETWEEN FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL AND 300mm TO EITHER SIDE OF DOORS AND SIDE PANELS. GLAZING IS TO COMPLY TO BS6206. OBSCURE GLAZING IS TO BE PROVIDED <STYLE TO BE AGREES> IN ALL BATHROOMS AND WC AREAS AND ANY OTHER AREAS AGREED WITH THE CLIENT.

ROOF CONSTRUCTION:-

1. COLD ROOF
TILES TO MATCH EXISTING, LAID IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO BS5534 PART 1 LAID ON 38x25 SOFTWOOD BATTENS. BATTENS TO BE MINIMUM 1200mm LONG FIXED TO A MINIMUM OF 3 NO RAFTERS, STAGGER END JOINTS UP SLOPES OF ROOFS. SARKING FELT TO BS 747 LAPPED MINIMUM 150mm WITH DOUBLE LAYER TO RIDGES, HIPS AND VALLEYS. EAVES WEATHERING APRON SECURED WITH EXTRA HEAD SOPPER, ALUMINUM OR GALVANIZED NAILS, LAY 100mm THICK ROCKWOOL ROLLBATTS BETWEEN TRUSSES WITH AN ADDITIONAL 150mm LAID ACROSS TO GIVE U VALUE OF 0.16W/m2K. CROSS VENTILATION ROOF VOID ACHIEVED USING REDLAND OR SIMILAR EAVES VENTILATION SYSTEM IN COMBINATIONS WITH A VENTILATED RIDGE.

ROOF CONSTRUCTION

THE ROOF COVERING SHALL BE CONSTRUCTED/FIXED IN ACCORDANCE WITH THE ROOF TILE MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS AND THE REQUIREMENTS OF BS5534:PART1:1990 CODE OF PRACTICE FOR SLATING AND TILING AND BS 8000:PART 6:1990 WORKMANSHIP ON BUILDING SITES.
RIDGE TILES TO BE DRY RIDGE VENTILATION SYSTEM AS RECOMMENDED BY THE MANUFACTURER.

EAVES UNDERLAY TO BE DRESSED INTO GUTTER ENSURING NO WATER RETAINING TROUGHS, FIX EAVES COURSE WITH 2 NO NAILS PER TILE WITH TAILS PROJECTING 50mm BEYOND FASCIA.

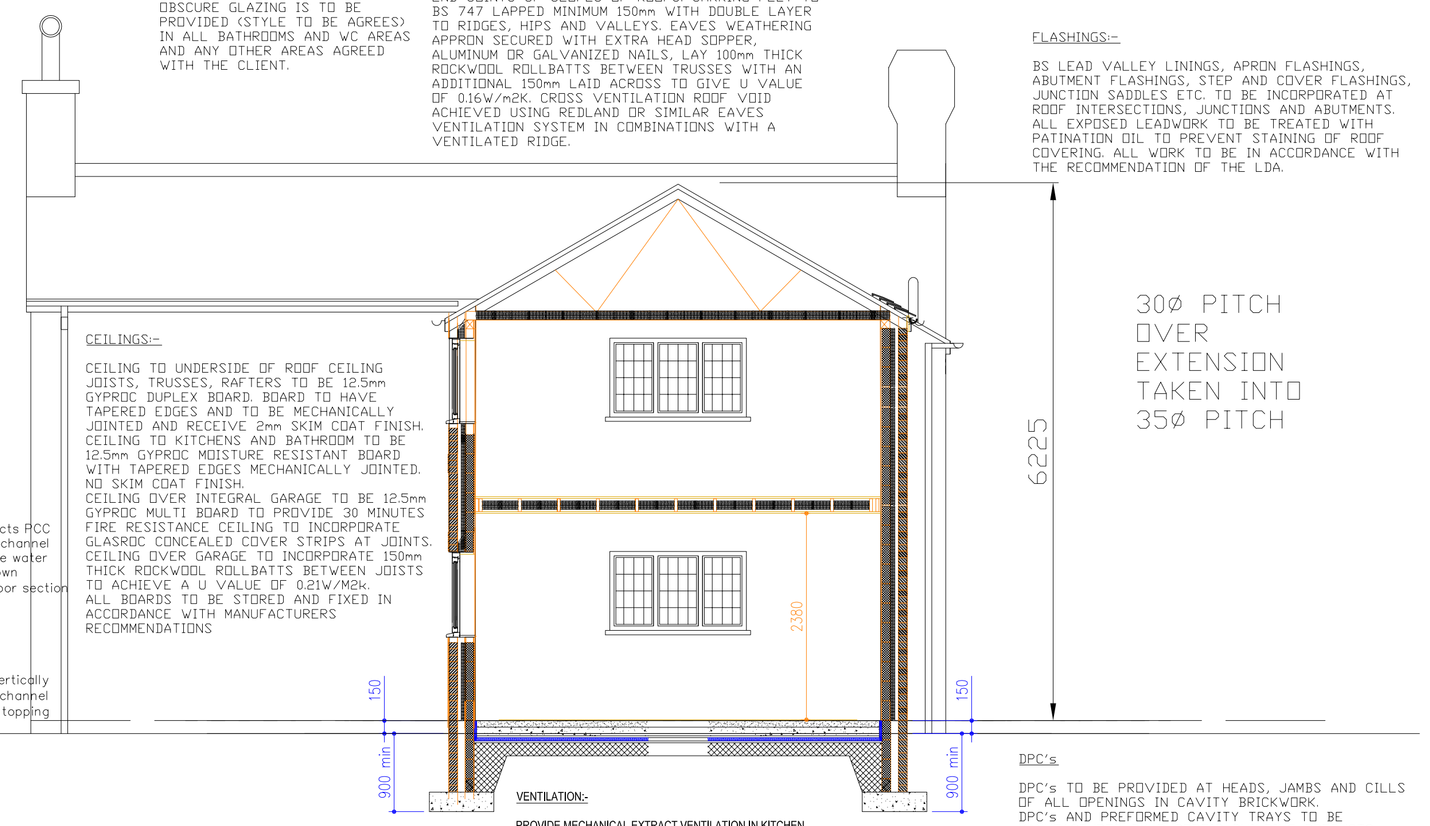
BS LEAD VALLEY LININGS, APRON FLASHINGS, ABUTMENT FLASHINGS, STEP AND COVER FLASHINGS, JUNCTION SADDLES ETC. TO BE INCORPORATED AT ROOF INTERSECTIONS, JUNCTIONS AND ABUTMENTS. ALL EXPOSED LEADWORK TO BE TREATED WITH PATINATION OIL TO PREVENT STAINING OF ROOF COVERING. ALL WORK TO BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE LDA.

BS LEAD APRON FLASHINGS, ABUTMENT FLASHINGS, STEP & COVER FLASHINGS, JUNCTIONS SADDLES ETC TO BE INCORPORATED AT ROOF INTERSECTIONS, JUNCTION AND ABUTMENTS.

ALL EXPOSED LEADWORK TO TREATED WITH PATINATION OIL TO PREVENT STAINING OF ROOF COVERING. ALL WORK TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LA.

FLASHINGS:-

BS LEAD VALLEY LININGS, APRON FLASHINGS, ABUTMENT FLASHINGS, STEP AND COVER FLASHINGS, JUNCTION SADDLES ETC. TO BE INCORPORATED AT ROOF INTERSECTIONS, JUNCTIONS AND ABUTMENTS. ALL EXPOSED LEADWORK TO BE TREATED WITH PATINATION OIL TO PREVENT STAINING OF ROOF COVERING. ALL WORK TO BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE LDA.



CEILINGS:-

CEILING TO UNDERSIDE OF ROOF CEILING JOISTS, TRUSSES, RAFTERS TO BE 12.5mm GYPROC DUPLEX BOARD. BOARD TO HAVE TAPERED EDGES AND TO BE MECHANICALLY JOINTED AND RECEIVE 2mm SKIM COAT FINISH. CEILING TO KITCHENS AND BATHROOM TO BE 12.5mm GYPROC MOISTURE RESISTANT BOARD WITH TAPERED EDGES MECHANICALLY JOINTED. NO SKIM COAT FINISH.
CEILING OVER INTEGRAL GARAGE TO BE 12.5mm GYPROC MULTI BOARD TO PROVIDE 30 MINUTES FIRE RESISTANCE CEILING TO INCORPORATE GLASROC CONCEALED COVER STRIPS AT JOINTS.
CEILING OVER GARAGE TO INCORPORATE 150mm THICK ROCKWOOL ROLLBATTS BETWEEN JOISTS TO ACHIEVE A U VALUE OF 0.21W/M2K.
ALL BOARDS TO BE STORED AND FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

VENTILATION:-

PROVIDE MECHANICAL EXTRACT VENTILATION IN KITCHEN CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 60 LITRES PER SECOND AND TRICKLE VENTILATION INSTALLED AT HEAD OF WINDOWS CAPABLE OF MIN 4000mm2 CLEAR AIR OPENING. ALSO PROVIDE MECHANICAL VENTILATION TO ENSUITES AND BATHROOMS CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 15 LITRES PER SECOND. PROVIDE MECHANICAL EXTRACT VENTILATION TO UTILITY ROOM TO EXTRACT AT A MINIMUM RATE OF 30 LITRES PER SECOND AND TO WC TO EXTRACT AT A MINIMUM RATE OF 6 LITRES PER SECOND. WHERE NO OPENING LIGHT IS AVAILABLE, OPERATED INTERMITTENTLY WITH LIGHT SWITCH WITH A 15 MINUTE OVER RUN FACILITY. PROVIDE 100mm DIAMETER UPVC PIPE TERMINATING WITH GRILLE BUILT INTO EXTERNAL WALL. PATIO DOORS TO HAVE 10,000mm2 VENTILATION WITH HIT AND MISS ABOVE EACH DOOR.
CONTRACTOR TO MAKE ALLOWANCE FOR WHOLE HOUSE VENTILATION AND HEAT RECOVERY, TO BE INSTALLED TO SPECALIST DESIGN AND DETAILS MINIMUM EXTRACTION AND AIR CIRCULATION TO BE MAINTAINED AS INDICATED ABOVE, SHOULD COST BE PROHIBATIVE NORMAL VENTILATION EXTRACTION TO BE UTILISED

DPC's

DPC's TO BE PROVIDED AT HEADS, JAMBS AND CILLS OF ALL OPENINGS IN CAVITY BRICKWORK
DPC's AND PREFORMED CAVITY TRAYS TO BE MANUFACTURED BY RUBEROID BUILDING PRODUCTS LTD, HYLOAD PITCH FREE RANGE AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

NOTE!
PREFORMED STOP ENDS TO BE INSTALLED AT ENDS OF ALL CAVITY TRAYS. JOINTS TO LAP MIN 100mm AND TO BE SEALED WITH HYLOAD ADHESIVE OR MASTIC.
DPC TO BE INCLUDED OVER CAVITY WALL STEEL LINTELS. ALL DPC's TO BE LAID ON MORTAR BED. GENERALLY INSTALLATION PROCEDURE TO COMPLY WITH BS5268 PART31989 AND BS8215.
PEEPHOLES TO BE PROVIDED BY OMITTING PERPENDS AT 900 CENTRES, COMPLETELY OPEN ABOVE STEEL LINTELS, MIN OF 2 NO WEEPHOLES ABOVE ALL OPENINGS. WEEPHOLES TO BE FITTED WITH APPROVED POLYPROPYLENE CAVITY WEEP/VENTILATOR.

STEEL LINTELS:-

OVER ALL NEW DOOR AND WINDOW OPENINGS IN CAVITY WALL CONSTRUCTION PROVIDE AND PLACE CATNIC COUGAR LINTELS WITH CORROSION INTEGRAL INSULATION OR SIMILAR TO APPROVED OF ADEQUATE SIZE AND TYPE TO SUIT WALL CONSTRUCTION AND ABOVE PROVIDE AND PLACE SOLID POLYPROPYLENE CAVITY TRAYS WITH STOP ENDS BY CAVITY TRAYS OF YEOVIL OR SIMILAR APPROVED AND PROVIDE WEEP HOLES AT 900mm CENTRES. ALLOW A MINIMUM OF 150mm BEARING AT EACH END.

CONCRETE LINTELS:-

ABOVE ALL INTERNAL DOOR OPENINGS WITH BLOCKWORK ABOVE PROVIDE AND PLACE 150x140 RC LINTELS WITH MINIMUM END BEARING OF 150mm

LINTELS:-
To be IG or similar galvanized ms lintels with minimum bearing of 150mm. Box lintels to be filled with mineral wool insulation quilt to provide minimum U value of 1.2W/MºK or to be pre insulated. Lintels in outer walls to have cavity trays over, complete with stop ends and with weepholes provided in outer leaf.

INTERNAL WALLS:-BLOCKWORK
Block work to be either 100mm or 140mm 7N/mm² blockwork with drylining to be 12.5mm plaster board and skim finish.

INTERNAL WALLS:-STUDS
Timber Partition Walls:
Walls to be 100x50 C24 studs @400mm c/c clad both sides with 12.5mm Gyproc wallboard with 2mm skim coat finish. Boards to kitchen and bathroom only to be 12.5 Gyproc moisture resistant board mechanically jointed.
Partition to be insulated with 50mm Gyplas 1200 sound insulation roll.
All wallboards to be installed in accordance with the recommendations of British Gypsum in accordance with their current literature.

DPC's:-
Dpc's to be provided at Heads, Jambs and Cills of all openings in cavity brickwork.
dpc's and preformed cavity trays to be manufactured by ruberoid building products Ltd.
Hyload pitch free range and to be installed in accordance with the manufacturers instructions.
Note! : Preformed stop ends to be installed at ends of all cavity trays. Joints to lap Min 100mm and to be sealed with hyload adhesive or mastic.
Dpc to be included over cavity wall steel lintels. all dpc's to be laid on mortar bed. generally installation procedure to comply with BS5268 Part 3:1989 and BS8215.
peepholes to be provided by omitting perpends at 900 centres. completely open above steel lintels, Min of 2No. weepholes above all openings. Weepholes to be fitted with approved Polypropylene cavity weep/ventilator.

EXTERNAL WALL:-
To be 307mm wide cavity comprising outer leaf of 102mm brickwork of a colour and texture to match that of the existing. 105mm cavity filled with 50mm CELOTEX CW 3050 partial fill insulation. Inner leaf to be 100mm thick 7N/mm² blockwork. Walls to be drylined internally with 12mm thick plasterboard on dabs with a 3mm thick plaster skim finish.
U value of cavity wall construction to achieve 0.29W/M²K. Horizontal dpcs to be 2000g hyload or similar and to be a minimum of 150mm above external ground level. Wall ties to be galvanised mild steel and to be provided at a maximum of 750mm centres horizontally and 450mm centres vertically staggered to give a diamond pattern, ties adjacent to openings to be a maximum 300mm vertical centres 150mm back from reveals. Cavities to be closed at eaves and top edges of gable walls with non-combustible cavity barriers. Insulation batts to be used at door and window reveals with vertical and horizontal dpc's to BS6515 provided at all openings.
All new cavity wall construction is to be tied back to existing walls using 'Catnic Stronghold' stainless steel ties fixed strictly in accordance with manufacturers instructions. With the exception of the level facing brickwork to elevation where it is to be toothed in every other course.

DISABLED REQUIREMENTS:-
1. All light switches and power sockets are to be fixed between 450mm and 1200mm from finished floor level.
2. All ground floor door openings are to be Min 775mm or wider clear opening width and front entrance door to have clear opening width of 800mm.

DOORS/FRAMES:-
External:
Doors/Frames to be manufactured to suit the structural openings. Door and frame sections shall be approved doors and frames to match existing. Doors to be complete with 6mm toughened glass vision panels complete with pinned beads. Doors to be fully weatherstripped and to be fitted with good quality ironmongery. Sealbar low threshold to be incorporated at base off all doors.
Perimeter of frame to be sealed with approved mastic sealant.
Ground floor bathroom door to have 800mm Min width. Exit doors to be fitted with emergency panic bars or pads to be operated from the escape side.
Internal:
Approved paneled doors.
Frames/Linings to be rebated SW section with SW architrave's to receive paint finish.

WINDOWS:-
Window to be manufactured to suit the structural openings, windows to be as existing construction with Pilkington 'K' thermal double glazing.
Opening window casements are to be min 1/20th of floor area of each room with all first floor fire escape habitable escape windows having a minimum of 0.33m² unobstructed opening and to be a minimum of 450mm wide. Slotted ventilators providing 8000mm² ventillation and restrictors (max 100mm). Perimeter of windows to be sealed with approved colour mastic sealant, U value of 1.8, achieved by either providing double glazing with 16mm air gap and a soft low E coating or, double glazing with a 12mm air gap, Argon filled and a soft low E coating.

PAINTING:-
Internally:
All plaster/plasterboard walls and ceilings to receive 1 mist coat, 2 coat emulsion, all woodwork 1 coat primer, 2 undercoats, 1 coat gloss, alternatively 3 coats approved stain, 1 coat matt polyurethane clear varnish.
Walls Vynal JasmineWhite, Ceiling White
Externally:
All new timber 1 coat gloss primer, 2 undercoats, 1 coat gloss or 3 coat approved stain to approval of the Planning Authority.

Notes:

1. Do not scale off this drawing. All dimensions are in mm & are to be checked on site prior to manufacture & construction. This drawing is the property of P.A. Taylor Plans & should not be reproduced without permission. All discrepancies to be brought to the attention of the P.A. Taylor immediately. This drawing shall be read in conjunction with all relevant specialist drawings & specifications.
2. The Contractor is to check and verify all building and site dimensions, levels and service locations including sewer invert levels at connection points before work commences. Materials and workmanship are to comply with current British Standards, British Standards Code of Practice, Building Regulations & Building Standards.

Rev:	Date:	Status/Amendments:	By:

P.A. TAYLOR PLANS
Extensions, Loft Conversions, Local New Builds & Building Surveys.
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Qualified Building Surveyor



Client:
Mr Jonathan Beaumont

Project:
Clewlow bank House
Hill Top Brown Edge
Stoke on Trent

Drawing Title:
Proposed sections and details

Scale:	Paper Size:	Date Created:
1:50,1250, 500	A1	Sept 17
Drawing Number: 6699.01		Drawing Revision: